

# Chapter 5

## Zoning

### **Preliminary Zoning Analysis; Site 4 Site 4 Setbacks and Building Height Site 3 Setbacks and Building Height; Mandatory Referral site**

*The Preliminary Zoning Analysis , 10/16/06 rev, is developed to provide information on Montgomery County Zoning and related matters (Planning, Historic District, Mandatory Referral). It is written in a manner to provide a compilation of key site information and sources so as to allow various team members including the client, to have a source that provides a summary of key site information as well as noting major existing and proposed zoning and related building issues. It is intended to be used in an ongoing manner as the project develops further, to help clarify and correct items, if needed, as the project moves forward. Copies of it were made available to DPS and MNCPPC, as well as the City at various stages during this study. However as pointed out in the analysis, since the project was and is to be done under a Mandatory Referral, conformance to Montgomery County Zoning regulations as interpreted by DPS (Department of Permitting Services) is not mandatory. The drawing showing setbacks and building height measurements is for Site 4; the setbacks shown for Site 3 were that intended under the MR.*

#### **Issue-----**

There was one major zoning issue that became apparent during the analysis. Parking spaces provided were significantly less than as required in the existing Mandatory Referral. After a recent review by MNCPPC and the City, the existing parking as provided now without the Gym is required to be 139 spaces; the existing number of parking spaces currently provided on site [surface and covered] is 145 spaces. Continuing review by MNCPPC is necessary.

The pertinent side, rear, front yard and building height issues were also reviewed. All schemes conform to the minimum requirements except at the “point” location of the property line [for Site 4] along the east side of the building. The yard location as well as a portion of the building will be within the setback and possibly over the property line at that one particular spot. This issue was discussed with the City and determined to not be an insurmountable problem. The height of the gym as shown on the schemes will be within the height limits of zoning as measured from the front of the existing building [see page 3 of the Preliminary Zoning Analysis].

#### **Comments-----**

With the Gym built it would then require approximately 211 spaces by a reading of the zoning ordinance (see page 5, parking spaces, highest number required is 211). However, in a review by the City of the parking requirements for the site with a gym as is now proposed, and keeping in mind cost issues related to construction of additional underground and surface parking, the decision and guidance given was to provide 175 parking spaces on site as the target number for the design schemes.

The setback issues at the “point” were determined to be solvable by the City. Part of the problem was that the site for the original Mandatory Referral (Site 3) is now different than the proposed site (Site 4). Since the land is still controlled by the City in the remaining Grant Ave r.o.w. and there is a need to develop better access circulation, and relocate utilities in a scheme for the gym at this area, the site can be modified.

# THE OFFICE OF ALEXIA N.C. LEVITE

## Preliminary Zoning Analysis <sup>1</sup>

DRAFTTTTTTTTTTTTTTTTTTTTTT 6

**Project Name:** Gymnasium Addition to the Takoma Park Community Center  
**Date:** September 14, 2006; rev 9/26/06; rev 10/3/06; rev 10/16/06  
**Client:** City of Takoma Park Maryland

## SITE 4

[Existing site with construction of new ctr recently completed; includes additional adjacent land area from MNCPPC and portion of Grant Ave closing; not in Takoma Park Historic District; State law requires Mandatory Referral to Planning Comm.; Site Plan approval under 59-D-3 not required in R-60; Verified 9/29/06 w/ MNCPPC new MR is required for Gym if in same place or relocated slightly, or significantly, w/o the parking areas or size change; if slight changes, then can be an administrative review and not with P Comm]

**Tax Parcel:**<sup>1</sup> N626 portion of orig [was Site 1]; no tax ref for additional MNCPPC or Grant ave closing

**Lot:** Parcel A; Plat 10627<sup>2</sup> record lot? Need to verify, deed ref multiple parcels? Recorded by plat or deed???; [ MNCPPC lot with Grant Ave closing not noted in tax info yet; record plat is needed w/flood plain info on it; MNCPPC noted 9/29/06 that a new plat is recommended]

**Total Site Area:** <sup>3</sup> 186,300+/-; based on prev deed info and approx closing of Grant and approx MNCPPC land transfer

**Zone district:** R-60

**Existing Buildings:** Takoma Park Municipal Center  
 [includes library, theater/council chamber, comm ctr, police dept.]

	<u>ANCL estimate from dwgs</u>	<u>Info from Abell "master permit set"</u>
Level 1, Public Safety	16,000 GFA <sup>4</sup>	16,713.48 SF
Level 2, Comm Ctr Plaza	22,500 GFA	22,768.74 SF
Level 3, City Admin	<u>10,500 GFA</u>	<u>9,789.64 SF</u>
Sub Total Comm Ctr	49,000 GFA	49,271.86 SF
Library	<u>7,500 GFA</u>	<u>?</u>
	56,500 GFA <sup>5</sup>	
Covered Parking Area Level 1	8,000 GFA	

<sup>1</sup> Additional info from City shows underlying record lots; MNCPPC noted 9/29/06 that a new plat is recommended for resubdivision to remove old lot lines.

<sup>2</sup> If Grant Ave remains open this is a through lot because of aprox parallel Grant and Philadelphia, confirmed by Ferro DPS; Site 2 thru 4 is a corner lot, Maple and Philadelphia, if Grant Ave closed, ie no longer a street, than lot is still a corner lot because Maple to Philadelphia is 133 deg. ie less then 135 deg for definition of corner lot see 59-A-2.1 definitions; Even though Grant Ave is remaining partially opened, it is less than the 30' required width for a street by zoning def.; therefore there is no front yard along Grant, need to confirm with DPS and MNCPPC

<sup>3</sup> Site 1 area from deed was 162,270 sf, but actual calculation was determined to be 166,273 from metes and bounds drawing; still a third deed dwg shows a smaller 158,214, tax records are also slightly different. Will assume orig Site 1 area to be 162,270 SF

<sup>4</sup> GFA is noted, but there is no FAR / GFA limitation, SF (square foot) of building area would suffice with measurement to inside surface of exterior walls, GFA is measured to exterior faces of exterior walls. Parking counts use GFA and SF both in their charts

<sup>5</sup> This GFA, SF amount is an approximate number developed from exist dwgs provided by city, an additional 4,100 SF of crawl space @ lvl 1 is existing

Sec. 59-C-1.31 Land Uses:

	<u>Allowed/Required</u>	<u>Existing/Provided</u>
	Dwellings, Single-Family Detached	
	Publicly Owned or Publicly Operated <sup>6</sup> (Includes gym? Rental of gym?) <sup>7</sup>	Community Center Library Police Department
Sec 59-C-1.32	<b>Development Standards:</b>	
Sec 59-C-1.322	Minimum Net lot area 6,000 SF	162,270 SF
	Minimum Lot width 60'	430' +/- Philadelphia 250' +/- Maple
Sec 59-C-1.323	Yard Req for a main Bldg	
	Front yard 25' <sup>18</sup>	40' Philadelphia 90' Maple
	Side yard One Side 8' Sum of both sides 18'	varies from 7' with the prev gym to 75' without gym <sup>9</sup>
	Rear Yard 20'	90' to 130'

Sec 59-C-1.326 Accessory Bldg.

*"...an accesory building or structure must be located in a rear yard and must not occupy more than 25% of the rear yard.."*

From the street line	60'	?
From a rear lot line	5'	
From a side lot line	5'	

*"...an accessory building...with a height greater than 15', the side yard and rear yard minimum setback must be increased..at a ratio of 1' of additional setback for each foot of height in excess of 15'..."*

<sup>6</sup> Publicly owned building is a permitted use in R-60 zone but all required developemt standards, setbacks etc do not have to be adhered to; Confirmed w/ DPS, Ferro 8/29/06.; see followup email from RF 8/30/06 confirming with assit county attorney Spicer Conforms with previous MNCPPC comments;

<sup>7</sup> Need to verify with DPS that the Gym and rental of the gym are permitted uses under the zoning category of "Publicly owned or publickly operated uses". moot ponit as a Mandatroy Referral but should confirm to be exact. **Follow-up with R Ferro 9/11/06**, gym is a permitted use undr Public bldg category; rental of gym can take place as long as gym is owned by the city-

<sup>18</sup> Subject to an established building line, Sec 59-A-5.33, if applicable; R Ferro mtg 8/29/07 EBL would not apply at this site Only one adjacent building, school, is within 300'; need at least two buildings to set EBL.

<sup>9</sup> Because land closing did not match previous design assumption for Grant Ave closing a portion of the property line is at 7' from the prev location of the GYM at the Grant ave side; in general the sideyard setbacks are significantly over 10' from the lot line to a building edge at all side yards, except at this one spot near the school across from Grant

" an accessory building...with a length along a rear or side property line which has a linear dimension greater than 24', the minimum setback ...must be increased..at a ration of 1' for every 2' that the dimension exceed 24 linear feet.."

Sec 59-C-1.327 Maximum Building Height

<u>Allowed/Required</u>	<u>Existing/Provided</u>
2.5 Story, 35' to roof; Or 30' to mean hgt between eaves and gable	3 stories; <sup>10</sup> 61' to roof of tower 44' to ridge/roof of 3 <sup>rd</sup> story
3 stories or 40' if approved by Planning Board.	34' as noted in Mandatory Referral staff report; stories not mentioned

Sec 59-C-1.327 DPS Building height; zoning interpretations 7/14/06

"..bldg ht. Is the vertical distance measured from the average elevation of finished grades along front of bldg. To the highest point of any roof surface...Max bldg hgt is 35'...The average front elevation used will be based on either pre-development grade (existing grade) or finished grade whichever is lower at any given point along the front wall..." Method 1

"..bldg ht. Is the vertical distance measured from the average elevation of finished grades along front of bldg. To the mean hgt between eaves and ridge of a gable, hip..Max bldg hgt is 30'..The average front elevation used will be based on either pre-development grade (existing grade) or finished grade whichever is lower at any given point along the front wall..." Method 2

Section 59-C-1.328 Coverage

"..Maximum percentage of net lot area that may be covered by buildings, including accessory buildings..

Assumed existing ground area of Building is Level 2 and Library	30,000 SF
Assumed existing ground area of w/ gym , Building Level 2 and Library	38,000 SF
Assumed Lot area for site 4	186,300

<u>Allowed/Required</u>	<u>Existing/Provided</u>
35%	20% with assumed gym
65,205 SF ground area of bldg.	38,000 SF

<sup>10</sup> Planning board approval required for 3 stories or 40' hgt. Was this allowable hgt under prev ord? Non conforming structure? Moot point due to Mandatory Referral procedures/regulations. Meas point is at top of 1990 at level 1. avg at front of building

Sec 59-E-3.7 **Off-Street Parking Requirements:**[need to verify with MNCPPC and DPS as project develops further]

**OPTION 4 [w/ theater fixed seating calculation used at council chamber; w/ 2.1 metro calc used]**

reviewed [at mtg 9/29/2006] with MNCPPC chart produced in 7/10/2002; method of calculation varies from current zoning; there were discrepancies that were negotiated w/ MNCPPC and City to allow Metro use calculation 2.1 spaces to be used instead of 2.4, this is the closest match to what was previously approved by MNCPPC and DPS for the current bldgs.

**Required Spaces:**

	<b>Allowed/Required</b>	<b>Existing/Provided</b>
Existing		
Library and Comm Ctr (7,500 SF+18,900 SF 2.5 parking spaces for each, 1,000 SF of total floor area <sup>11</sup>	66 spaces	68 spaces <sup>12</sup>
Theater- [Council Chamber] (3,600 SF, 155 fixed seats) 1 space per 4 fixed seats	39 spaces	39 spaces
Office (city admin) (10,500 GSF) Police/Public Safety (16,000 GSF) 2.1 <sup>13</sup> spaces for each 1000 GSF	<u>57 spaces</u>	<u>38 spaces</u> (residual #)
Subtotal	162168 spaces	145 spaces <sup>14</sup>
Proposed [assume -- 8,000 net sf; 1,000 SF of net gym area <sup>15 16</sup> Gymnasium 12.5 parking spaces for each (Proposed avg net gym area 8,000 sf; need to verify gym size)	100 spaces	???? spaces
Total Existing parking	145 spaces <sup>17</sup> [7 HC, 138 Reg]	
Parking Required by prev Mandatory Referral	218 [7 HC, 211 Reg spaces]	
Parking Proposed for prev Man. Referral	207 [8 HC, 199 Reg spaces]	

<sup>11</sup> Total floor area noted in parking section is similar to definition of total floor area of building "... total number of square feet of floor area in a building, including the area of basement and any accessory building on the same lot but excluding the area of a cellar, uncovered steps and uncovered porches. All horizontal measurements must be made between interior faces of exterior walls. "; need to confirm with DPS/ zoning.

<sup>12</sup> 7/10/02 MNCPPC chart required 68 spaces; not sure what changed to today's SF or spaces req'd

<sup>13</sup> Previous MNCPPC parking calculation negotiated used 2.1 factor as if site was within 1600 of a metro stop; it is not; need to verify with DPS and MNCPPC further; City residents use Metro extensively. This was prev negotiated with City to assume distance to metro was less than 1600 ft to be able to use the 2.1 spaces per 1000 GSF calculation. Confirmed w/ city 10/4/06 to use 2.1 number.

<sup>14</sup> Actual physical count is 145 spaces, field observation, 7 hc spaces and 138 reg for a total of 145 spaces

<sup>15</sup> Total floor area noted in parking section is similar to definition of total floor area of building "... total number of square feet of floor area in a building, including the area of basement and any accessory building on the same lot but excluding the area of a cellar, uncovered steps and uncovered porches. All horizontal measurements must be made between interior faces of exterior walls. "; need to confirm with DPS/ zoning.

<sup>16</sup> R Ferro DPS confirmed method of calculations for gym net area, police use and mixed use reduction chart sec 59-F-3.1, would like to confirm with MNCPPC and DPS again the actual calculation if needed

<sup>17</sup> Field observation, 8/29/06

**OPTION 4 [w/ theater fixed seating calculation; w/ 2.1 calc.]**  
need to confirm again w/ MNCPPC; and DPS

Sec 59-E-3.1 Mixed Uses With Gym [numbers/ uses are in progress; need to confirm w/ DPS, MNCPPC]

	<u>Weekday</u>		<u>Weekend</u>		<u>Nighttime</u>
	Daytime (6am-6pm)	Evening (6pm-midnight)	Daytime (6am-6pm)	Evening (6pm-midnight)	(midnight- 6am)
Office	100% admin, police 57	10% admin, police 6	10% admin, police 6	5% admin, police 3	5% admin, police 3
Comm ctr, Lib	100% C Ctr, 66	100% C Ctr 66	100% C Ctr 66	100% C Ctr 66	100% C Ctr 66
Gym & Theater Rec Estb	40% Gym 40 Theater 16	100% Gym 100 Theater 39	80% Gym 80 Theater 31	100% Gym 100 Theater 39	10% Gym 10 Theater 4
total spaces	179	211	183	208	83
<b><u>Highest number is 211 Spaces<sup>18</sup></u></b>					

Sec 59-E-3.1 **Mixed Uses Without Gym [current existing condition; w/ 2.1 calc.]**

	<u>Weekday</u>		<u>Weekend</u>		<u>Nighttime</u>
	Daytime (6am-6pm)	Evening (6pm-midnight)	Daytime (6am-6pm)	Evening (6pm-midnight)	(midnight- 6am)
Office	100% admin, police 57	10% admin, police 6	10% admin, police 6	5% admin, police 3	5% admin, police 3
Comm ctr, Lib	100% C Ctr, 66	100% C Ctr 66	100% C Ctr 66	100% C Ctr 66	100% C Ctr 66
Theater Rec Estb	40% Theater 16	100% Theater 39	80% Theater 31	100% Theater 39	10% Theater 4
total spaces	139	111	103	108	73
<b><u>Highest number is 146 Spaces</u></b>					

Existing number of parking spaces currently on site: 145  
Required number of spaces w/o Gym 139

<sup>18</sup> The target number of parking spaces was to be 175 spaces. City felt that was a reasonable number given the way the site is currently used and anticipated to be used. City also wanted to be cognizant of the \$ involved in providing structured and surface parking in general. Since this is a Mandatory Referral, these zoning requirements are not mandatory.

Sec 59-E-4.1 **Parking Facilities Plans....**

**When Required**

*"...For any use that requires 25 or more parking spaces, a facilities plan must be provided...."*

*"...For development that does not require site plan approval.....a required parking facilities plan must be submitted to the director for review and approval at the time of application for a building permit..."*

**Allowed/Required**

**Existing/Provided**

Park. Facil. Plan required

No plan was submitted<sup>19</sup>

Sec 59-E-1.3 **Distance from establishment served**

*"...all automobile off-street parking facilities shall be located so that the major point of pedestrian access to a parking facility is within 500 feet walking distance of the entrance to be served by such facilities..."*

**Allowed/Required**

**Existing/Provided**

500'

314'

Sec 59-E-1.4 **Off-Street loading space**

*"...adequate space off street parking to accomadte loading and unloading..shall be provided, consistent with the size and proposed use of the building.."*

1 loading

?????[noted as 3 spaces in MR]

Sec 59-E-2.8 **Parking facilities within or adjoining residential zone**

*"...all parking surfaces, spaces and driveways must be set back a distance not less than the applicable front, rear, or side setback required for the property in the residential zone..."*

F.Y.

25'

29' at Maple; 12' at Philadelphia

S.Y.

8'

Greater than 10'; varies

R.Y.

20'

35' [at Library]

Sec 59-E-2.71 **Landscape strip area adjacent to a street right-of-way**

*"...Parking facilities adjacent to a street right-of-way shall provide a landscaping strip at least 10' in width. This area shall be planted with either shade or ornamental trees. A minimum of one tree for every 40' of lot frontage shall be provided as well as an evergreen hedge(at least 3' in hgt), a wall or fence or other methods to reduce the visual impact of the parking facility..."*

Sec 59-E-2.72 **Perimeter landscape area adjoining property other than a street right-of-way**

*"...perimeter landscape strip shall be 4' in width but not less than the setback required..adjoins a residential zone..."*

<sup>19</sup>

Verified with DPS, R Ferro 8/29/06 , no parking facilities was submitted, but it is not a requirement of the permit since this is done under mandatory referral

Landscape adj to r.o.w 10'  
Landscape perimeter 4'min ; 8' at sideyard  
20' at rear yard ???<sup>20</sup>

Sec 59-E-2.73 **Internal landscaping of surface parking facility**

*"... Minimum of 5% of the internal area of a surface parking facility shall be landscaped with shade trees..". "*

5% ??? (see note 20)

---

<sup>20</sup> MR did not note any % or dimension, was "to be determined", exist permit set not clear, need to verify



*Note-----This following parking space information, Option 1, Option 2 and Option 3, is provided as background information on Parking calculations developed and is intended to show how Option 4 was developed; Option 4 is based on previous MNCPPC calculations done in 2002 for the Mandatory Referral. There were some discrepancies apparent; Option 4 is the closest to what was intended in the MR and matches the current zoning; need to verify w/ MNCPPC and DPS as project moves forward -----Option 1, 2 and 3 provided here as background information only to this zoning analysis:*

**OPTION 1 [w/o aud, theater fixed seating calculation]:**

need to confirm w/ MNCPPC method of calculation for fixed seating or not

**Required Spaces:**

		<u>Allowed/Required</u>	<u>Existing/Provided</u>
<u>Existing</u>			
Library (7,500 SF)	2.5 parking spaces for each, 1,000 SF of total floor area <sup>21</sup>	19 spaces	19 spaces
Community Center [ includes Aud for council] <sup>22</sup> (22,500 SF)	2.5 parking spaces for each 1,000 SF of total floor area <sup>21</sup>	56 spaces	56 spaces
Office (city admin) (10,500 GSF)	2.4 spaces for each 1000 GSF	25 spaces	25 spaces
Police/Public Safety <sup>24</sup> (16,000 GSF)	2.4 spaces for each 1000 GSF	<u>38 spaces</u>	<u>45 spaces</u>
	Subtotal	138 spaces	145 spaces <sup>25</sup>
<u>Proposed [ assume -- 8,000 net sf</u>	<u>1,000 SF of net gym area<sup>26 27</sup></u>		
Gymnasium?	12.5 parking spaces for each	100 spaces	???? spaces
(Proposed avg net gym area 8,000 sf; need to verify gym size			
Aud/Theatr	1 space / 4 fixed seats 155 fixed seats		39 spaces

<sup>21</sup> Total floor area noted in parking section is similar to definition of total floor area of building "... total number of square feet of floor area in a building, including the area of basement and any accessory building on the same lot but excluding the area of a cellar, uncovered steps and uncovered porches. All horizontal measurements must be made between interior faces of exterior walls. "; need to confirm with DPS/ zoning.

<sup>22</sup> R Ferro DPS 9/11/06; 9/25/06 call noted need to calculate existing parking req based on fixed seats , 1 space / 4 seats ; need to vrfy with city., and MNCPPC; Mand Ref makes this a moot issue

<sup>23</sup> Total floor area noted in parking section is similar to definition of total floor area of building "... total number of square feet of floor area in a building, including the area of basement and any accessory building on the same lot but excluding the area of a cellar, uncovered steps and uncovered porches. All horizontal measurements must be made between interior faces of exterior walls. "; need to confirm with DPS/ zoning.

<sup>24</sup> Need to verify parking category, is it office? Actual number of police cars?; visitors?

<sup>25</sup> Actual physical count is 145 spaces, field observation; 7 he spaces and 138 reg for a toal of 145 spaces

<sup>26</sup> Total floor area noted in parking section is similar to definition of total floor area of building "... total number of square feet of floor area in a building, including the area of basement and any accessory building on the same lot but excluding the area of a cellar, uncovered steps and uncovered porches. All horizontal measurements must be made between interior faces of exterior walls. "; need to confirm with DPS/ zoning.

<sup>27</sup> R Ferro DPS confirmed method of caclualtions for gym net area, police use and mixed use reduction chart see 59-E-3-1; would like to confirm with MNCPPC and DPS again the actual calculation if needed

Total Existing parking	145 spaces <sup>28</sup> [7 HC, 138 Reg]
Parking Required by prev Mandatory Referral	218 [7 HC, 211 Reg spaces]
Parking Proposed for prev Mand. Referral	207 [8 HC, 199 Reg spaces]
Mixed uses Parking req'd w/o Gym	104 spaces
Mixed uses Parking req'd w/ Gym	181 spaces

**OPTION 1 [w/o aud, theater fixed seating calculation].**  
need to confirm w/ MNCPPC method of calculation for fixed seating or not

Sec 59-E-3.1 Mixed Uses With Gym *[numbers/ uses are in progress; need to confirm w/ DPS, MNCPPC]*

	<u>Weekday</u>				<u>Weekend</u>				<u>Nighttime</u>	
	<u>Daytime</u> <u>(6am-6pm)</u>		<u>Evening</u> <u>(6pm-midnight)</u>		<u>Daytime</u> <u>(6am-6pm)</u>		<u>Evening</u> <u>(6pm-midnight)</u>		<u>(midnight- 6am)</u>	
office	100%		10%		10%		5%		5%	
admin	25		admin	2.5	admin	2.5	admin	1.25	admin	1.25
police	38		police	3.8	police	3.8	police	1.9	police	1.9
Rec estab	40%		100%		80%		100%		10%	
Comm ctr?	C Ctr	22	C Ctr	56	C Ctr	49	C Ctr	56	C Ctr	5.6
	Gym	40	Gym	100	Gym	80	Gym	100	Gym	10
all other uses										
Library??	100%	<u>19</u>	100%	<u>19</u>	100%	<u>19</u>	100%	<u>19</u>	100%	<u>19</u>
total spaces		144		181		154		178		38
<b><u>Highest number is 181 Spaces</u></b>										

Sec 59-E-3.1 Mixed Uses Without Gym

	<u>Weekday</u>				<u>Weekend</u>				<u>Nighttime</u>	
	<u>Daytime</u> <u>(6am-6pm)</u>		<u>Evening</u> <u>(6pm-midnight)</u>		<u>Daytime</u> <u>(6am-6pm)</u>		<u>Evening</u> <u>(6pm-midnight)</u>		<u>(midnight- 6am)</u>	
office	100%		10%		10%		5%		5%	
admin	25		admin	2.5	admin	2.5	admin	1.25	admin	1.25
police	38		police	3.8	police	3.8	police	1.9	police	1.9
Rec estab	40%		100%		80%		100%		10%	
Comm ctr?	C Ctr	22	C Ctr	56	C Ctr	49	C Ctr	56	C Ctr	5.6
all other uses										
Library??	100%	<u>19</u>	100%	<u>19</u>	100%	<u>19</u>	100%	<u>19</u>	100%	<u>19</u>
total spaces		104		81		74		78		28
<b><u>Highest number is 104 Spaces</u></b>										

**OPTION 2 [w/ aud fixed seating calculation]**

need to confirm w/ MNCPPC method of calculation for fixed seating or not

**Required Spaces:**

		Allowed/Required	Existing/Provided
Existing Library (7,500 SF)	2.5 parking spaces for each, 1,000 SF of total floor area <sup>29</sup>	19 spaces	19 spaces
Community Center [ not included Aud for council] <sup>30</sup> (18,900 SF)	2.5 parking spaces for each 1,000 SF of total floor area <sup>31</sup>	47 spaces	47 spaces
Aud, Council Chamber (3,600 SF, 155 fixed seats)	1 space per 4 fixed seats	39 spaces	39 spaces
Office (city admin) (10,500 GSF)	2.4 spaces for each 1000 GSF	25 spaces	25 spaces
Police/Public Safety <sup>32</sup> (16,000 GSF)	2.4 spaces for each 1000 GSF	38 spaces	15 spaces
	Subtotal	168 spaces	145 spaces <sup>33</sup>
Proposed [ assume -- 8,000 net sf 1,000 SF of net gym area <sup>34 35</sup> Gymnasium? (Proposed avg net gym area 8,000 sf; need to verify gym size	12.5 parking spaces for each	100 spaces	???? spaces

<sup>29</sup>

Total floor area noted in parking section is similar to definition of total floor area of building "... total number of square feet of floor area in a building, including the area of basement and any accessory building on the same lot but excluding the area of a cellar, uncovered steps and uncovered porches. All horizontal measurements must be made between interior faces of exterior walls." ; need to confirm with DPS/ zoning.

<sup>30</sup>

R Ferro DPS 9/11/06 call noted need to calculate existing parking req based on fixed seats ; 1 space / 4 seats ; need to vrfy with city., and MNCPPC

<sup>31</sup>

Total floor area noted in parking section is similar to definition of total floor area of building "... total number of square feet of floor area in a building, including the area of basement and any accessory building on the same lot but excluding the area of a cellar, uncovered steps and uncovered porches. All horizontal measurements must be made between interior faces of exterior walls." ; need to confirm with DPS/ zoning.

<sup>32</sup>

Need to verify parking category; is it office? Actual number of police cars?; visitors?

<sup>33</sup>

Actual physical count is 145 spaces, field observation; 7 hc spaces and 138 reg for a total of 145 spaces

<sup>34</sup>

Total floor area noted in parking section is similar to definition of total floor area of building "... total number of square feet of floor area in a building, including the area of basement and any accessory building on the same lot but excluding the area of a cellar, uncovered steps and uncovered porches. All horizontal measurements must be made between interior faces of exterior walls." ; need to confirm with DPS/ zoning.

<sup>35</sup>

R Ferro DPS confirmed method of calculations for gym net area, police use and mixed use reduction chart sec 59-4-3.1, would like to confirm with MNCPPC and DPS again the actual calculation if needed

Total Existing parking	145 spaces <sup>36</sup> [7 HC, 138 Reg]
Parking Required by prev Mandatory Referral	218 [7 HC, 211 Reg spaces]
Parking Proposed for prev Man. Referral	207 [8 HC, 199 Reg spaces]
Mixed uses Parking req'd w/o Gym	117 spaces ?
Mixed uses Parking req'd w/ Gym	211 spaces ? [ to be determined]

**OPTION 2 [w/ aud fixed seating calculation]**

need to confirm w/ MNCPPC method of calculation for fixed seating or not

Sec 59-E-3.1 Mixed Uses With Gym [numbers/ uses are in progress; need to confirm w/ DPS, MNCPPC]

	<u>Weekday</u>				<u>Weekend</u>				<u>Nighttime</u>	
	<u>Daytime</u> <u>(6am-6pm)</u>		<u>Evening</u> <u>(6pm-midnight)</u>		<u>Daytime</u> <u>(6am-6pm)</u>		<u>Evening</u> <u>(6pm-midnight)</u>		<u>(midnight- 6am)</u>	
office	100%		10%		10%		5%		5%	
admin	25		admin	2.5	admin	2.5	admin	1.25	admin	1.25
police	48		police	4.8	police	4.8	police	2.4	police	2.4
Rec estab	40%		100%		80%		100%		10%	
Comm ctr?	C Ctr	19	C Ctr	47	C Ctr	38	C Ctr	47	C Ctr	4.7
	Gym	40	Gym	100	Gym	80	Gym	100	Gym	10
Aud/theater?	40%		100%		80%		100%		10%	
Aud	16		Aud	39	Aud	32	Aud	39	Aud	3.9
all other uses										
Library??	100%	19	100%	19	100%	19	100%	19	100%	19
total spaces		157		211		175		208		41

**Highest number is 211 Spaces**

Sec 59-E-3.1 Mixed Uses Without Gym

	<u>Weekday</u>				<u>Weekend</u>				<u>Nighttime</u>	
	<u>Daytime</u> <u>(6am-6pm)</u>		<u>Evening</u> <u>(6pm-midnight)</u>		<u>Daytime</u> <u>(6am-6pm)</u>		<u>Evening</u> <u>(6pm-midnight)</u>		<u>(midnight- 6am)</u>	
office	100%		10%		10%		5%		5%	
admin	25		admin	2.5	admin	2.5	admin	1.25	admin	1.25
police	38		police	3.8	police	3.8	police	1.9	police	1.9
Rec estab	40%		100%		80%		100%		10%	
Comm ctr?	C Ctr	19	C Ctr	47	C Ctr	38	C Ctr	47	C Ctr	4.7
Aud/theater?	40%		100%		100%		100%		10%	
Aud	16		Aud	39	Aud	39	Aud	39	Aud	3.9
all other uses										
Library??	100%	19	100%	19	100%	19	100%	19	100%	19
total spaces		117		111		103		108		31

**Highest number is 117 Spaces**

OPTION 3 [w/ theater fixed seating calculation used at council chamber; w/ 2.4 metro station calculation]  
reviewed [at mtg 9/29/2006] with MNCPPC chart produced in 7/10/2002; method of calculation varies from current zoning; there were discrepancies, but this is the closest match to what was previously approved by MNCPPC and DPS for the current bldgs.

**Required Spaces:**

	Allowed/Required	Existing/Provided
Existing		
Library and Comm Ctr (7,500 SF+18,900 SF 2.5 parking spaces for each, 1,000 SF of total floor area <sup>37</sup> )	66 spaces	68 spaces <sup>38</sup>
Theater- [Council Chamber] (3,600 SF, 155 fixed seats) 1 space per 4 fixed seats	39 spaces	39 spaces
Office (city admin) (10,500 GSF) Police/Public Safety (16,000 GSF) 2.4 <sup>39</sup> spaces for each 1000 GSF	64 spaces	38 spaces(residual #)
Subtotal	168 spaces	145 spaces <sup>40</sup>
Proposed [assume -- 8,000 net sf; 1,000 SF of net gym area <sup>41 42</sup> ] Gymnasium 12.5 parking spaces for each (Proposed avg net gym area 8,000 sf; need to verify gym size)	100 spaces	???? spaces
Total Existing parking	145 spaces <sup>43</sup> [7 HC, 138 Reg]	
Parking Required by prev Mandatory Referral	218 [7 HC, 211 Reg spaces]	
Parking Proposed for prev Man. Referral	207 [8 HC, 199 Reg spaces]	

<sup>37</sup> Total floor area noted in parking section is similar to definition of total floor area of building "... total number of square feet of floor area in a building, including the area of basement and any accessory building on the same lot but excluding the area of a cellar, uncovered steps and uncovered porches. All horizontal measurements must be made between interior faces of exterior walls "; need to confirm with DPS/ zoning.

<sup>38</sup> 7/10/02 MNCPPC chart required 68 spaces; not sure what changed to today's SF or spaces req'd

<sup>39</sup> Previous MNCPPC parking calculation used 2.4 factor as if site was within 1600 of a metro stop; it is not; need to verify with DPS and MNCPPC further

<sup>40</sup> Actual physical count is 145 spaces, field observation; 7 hc spaces and 138 reg for a total of 145 spaces

<sup>41</sup> Total floor area noted in parking section is similar to definition of total floor area of building "... total number of square feet of floor area in a building, including the area of basement and any accessory building on the same lot but excluding the area of a cellar, uncovered steps and uncovered porches. All horizontal measurements must be made between interior faces of exterior walls "; need to confirm with DPS/ zoning.

<sup>42</sup> R Ferro DPS confirmed method of calculations for gym net area, police use and mixed use reduction chart sec 59-1-3.1, would like to confirm with MNCPPC and DPS again the actual calculation if needed

<sup>43</sup> Field observation, 8/29/06

**OPTION 3 [w/ theater fixed seating calculation]**  
 need to confirm again w/ MNCPPC; and DPS

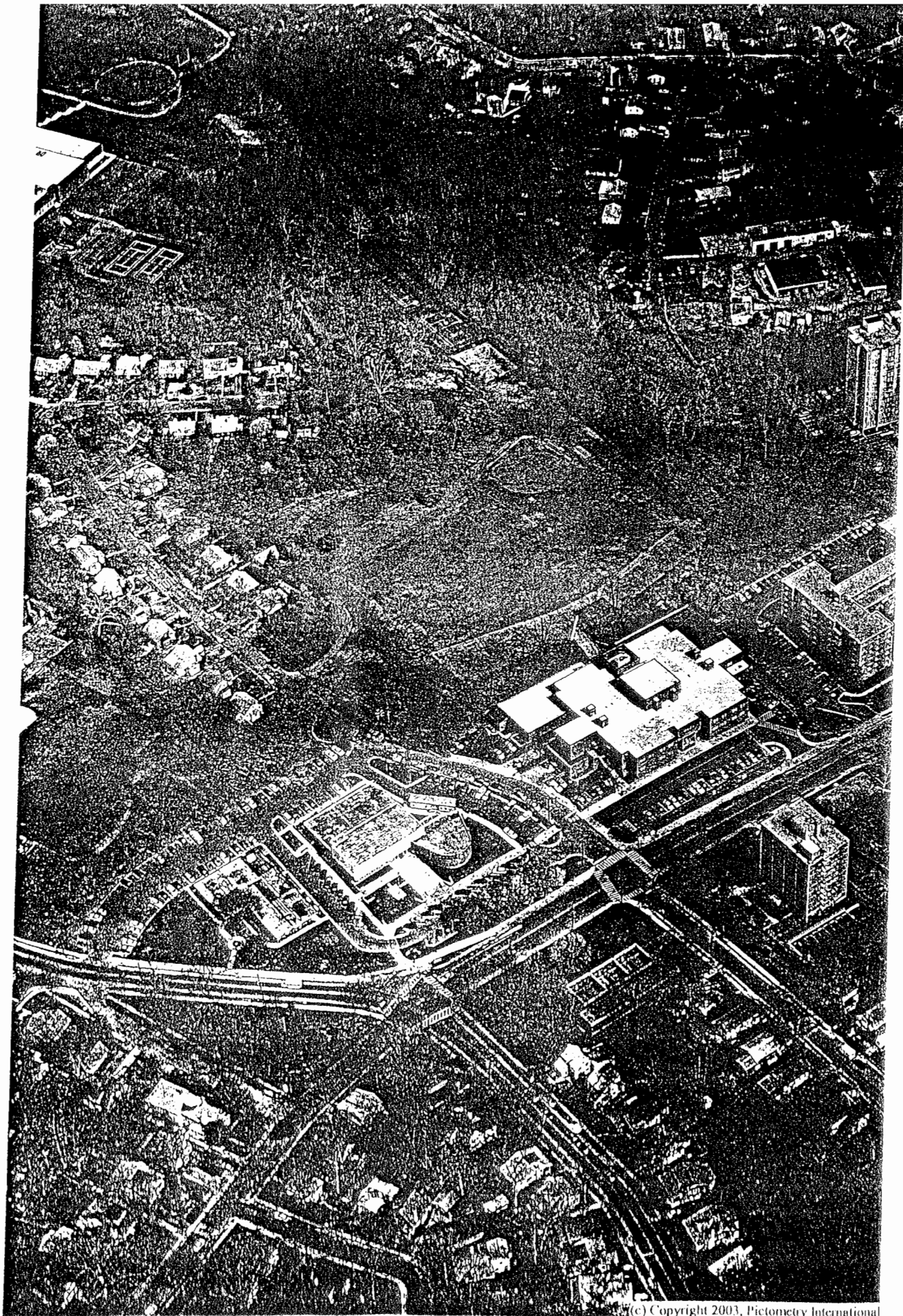
Sec 59-E-3.1 Mixed Uses With Gym [numbers/ uses are in progress; need to confirm w/ DPS, MNCPPC]

	<u>Weekday</u>			<u>Weekend</u>			<u>Nighttime</u>		
	Daytime (6am-6pm)	Evening (6pm-midnight)	Daytime (6am-6pm)	Daytime (6am-6pm)	Evening (6pm-midnight)	Nighttime (midnight- 6am)	Daytime (6am-6pm)	Evening (6pm-midnight)	Nighttime (midnight- 6am)
Office	100% admin, police 64	10% admin, police 6	10% admin, police 6	10% admin, police 6	5% admin, police 3	5% admin, police 3			
Comm ctr, Lib	100% C Ctr, 66	100% C Ctr 66	100% C Ctr 66	100% C Ctr 66	100% C Ctr 66	100% C Ctr 66			
Gym & Theater Rec Estb	40% Gym 40 Theater 16	100% Gym 100 Theater 39	80% Gym 80 Theater 31	100% Gym 100 Theater 39	100% Gym 100 Theater 39	10% Gym 10 Theater 4			
total spaces	186	211	183	208	83				
<b><u>Highest number is 211 Spaces</u></b>									

Sec 59-E-3.1 **Mixed Uses Without Gym [current existing condition]**

	<u>Weekday</u>			<u>Weekend</u>			<u>Nighttime</u>		
	Daytime (6am-6pm)	Evening (6pm-midnight)	Daytime (6am-6pm)	Daytime (6am-6pm)	Evening (6pm-midnight)	Nighttime (midnight- 6am)	Daytime (6am-6pm)	Evening (6pm-midnight)	Nighttime (midnight- 6am)
Office	100% admin, police 64	10% admin, police 6	10% admin, police 6	10% admin, police 6	5% admin, police 3	5% admin, police 3			
Comm ctr, Lib	100% C Ctr, 66	100% C Ctr 66	100% C Ctr 66	100% C Ctr 66	100% C Ctr 66	100% C Ctr 66			
Theater Rec Estb	40% Theater 16	100% Theater 39	80% Theater 31	100% Theater 39	100% Theater 39	10% Theater 4			
total spaces	146	111	103	108	73				
<b><u>Highest number is 146 Spaces</u></b>									

Existing number of parking spaces currently on site: 145  
 Required number of spaces w/o Gym 146

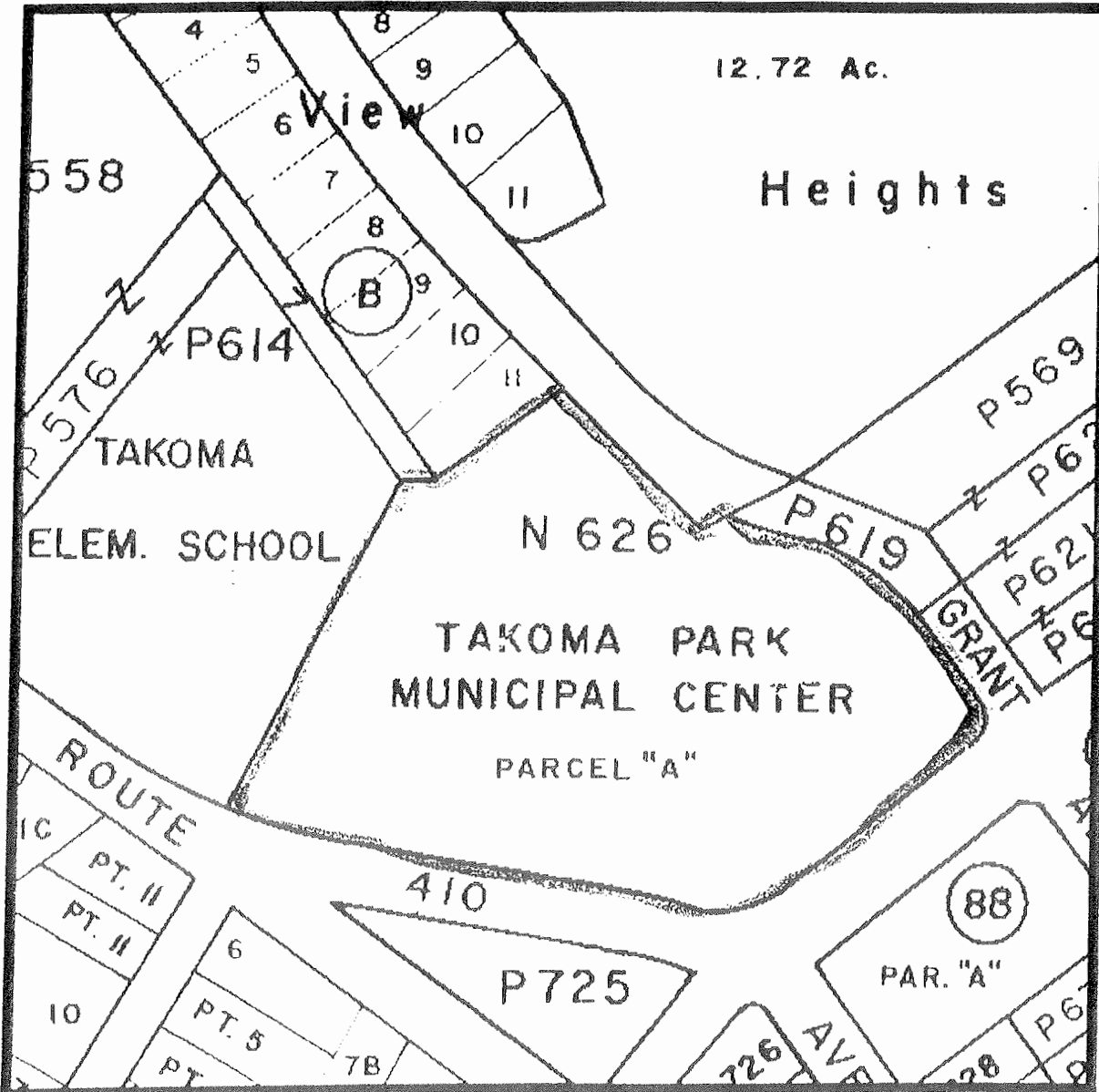




**Maryland Department of Assessments and  
Taxation  
MONTGOMERY COUNTY  
Real Property Data Search**

**[Go Back](#)  
[View Map](#)  
[New Search](#)**

District - 13 Account Number - 01680151



Property maps provided courtesy of the Maryland Department of Planning ©2004.  
For more information on electronic mapping applications, visit the Maryland Department  
of Planning web site at [www.mdp.state.md.us/webcom/index.html](http://www.mdp.state.md.us/webcom/index.html)



Click here for a plain text ADA compliant screen.



**Maryland Department of Assessments and Taxation**  
**MONTGOMERY COUNTY**  
**Real Property Data Search**

[Go Back](#)  
[View Map](#)  
[New](#)  
[Search](#)  
[Ground](#)  
[Rent](#)

**Account Identifier:** District - 13 **Account Number -** 01680151

**Owner Information**

**Owner Name:** CITY OF TAKOMA PARK  
**Use:** EXEMPT COMMERCIAL  
**Principal Residence:** NO  
**Mailing Address:** 7500 MAPLE AVE  
TAKOMA PARK MD 20912  
**Deed Reference:** 1)  
2)

**Location & Structure Information**

**Premises Address**  
101 PHILADELPHIA AVE  
TAKOMA PARK 20912

**Legal Description**  
PL 10827 PAR A TAKOM  
A PARK MUNICIPAL CTR

Map Grid	Parcel Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
JN42	N626	25				1	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class	TAKOMA PARK
	74	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		162,043.00 SF	671
Stories	Basement	Type	Exterior

**Value Information**

	Base Value	Value As Of	Phase-in Assessments As Of	Phase-in Assessments As Of
		01/01/2004	07/01/2006	07/01/2007
Land:	648,100	648,100		
Improvements:	394,100	394,100		
Total:	1,042,200	1,042,200	1,042,200	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

**Transfer Information**

Seller:	Date:	Price:
Type: IMPROVED ARMS-LENGTH	10/02/1974	\$0
Seller:	Deed1:	Deed2:
	Date:	Price:

## SITE 4 SETBACK AND BUILDING HEIGHT






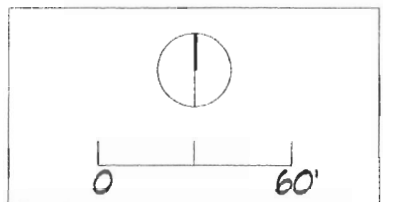
GYMNASIUM  
FEASIBILITY STUDY  
TAKOMA PARK  
COMMUNITY CENTER

11/01/06

NOTES:

1. DRAWING C3(MANDATORY REFERRAL SUBMISSION 4-28-02) FROM LAWRENCE & ABELL ASSOCIATES LTD. AND LAND SURVEY FROM WALLACE R. AMOS AND ASSOCIATES, LTD WAS USED.
2. NOT ALL POINTS AND LINES ARE DEFINITE, NEED TO FIELD VERIFY.
3. SITE 3 SETBACK, IS THE MANDATORY REFERRAL SITE.

-  FOOTPRINT OF PROPOSED GYM FROM LAWRENCE ABELL ASSOC.
-  FOOTPRINT OF PROPOSED UNDERGROUND AREA FROM LAWRENCE ABELL ASSOC.
-  SETBACK LINE



SITE 3 SETBACK AND  
BUILDING HEIGHT

